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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AUTHORITY, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO CENTRAL COMMERCIAL USE IN BHAVANIPURAM, VIJAYAWADA MUNICIPAL CORPORATION LIMITS, VIJAYAWADA URBAN MANDAL, KRISHNA DISTRICT CONFIRMED.

[G.O.Ms. No. 109, Municipal Administration & Urban Development, 5th March, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Vijayawada Zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 4, Part-I, dated 07-01-2010 as required by sub-section (3) of the said section.

VARIATION

The site in R.S.No. 66/1A of Bhavanipuram, Vijayawada Municipal Corporation Limits, Vijayawada Urban Mandal, Krishna District to an extent of 585.18 Sq.Mtrs., the boundaries of which are given in the Schedule below, which is presently earmarked for Residential Use Zone in the Zonal Development Plan of Vijayawada Zone sanctioned in G.O.Ms.No. 674, M.A. & U.D. (I₂) Department, Dated 29-12-2006 is now proposed to be designated as Central Commercial Use Zone as shown in the modification to the Zonal Development Plan vide Modified Zonal Development Plan No. 09/2009/City/VJA, which is available in the Office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada, Subject to the following conditions; namely :-

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issuing of Building Permission / Development permission, and it must be ensured that the best financial interest of the Government are preserved.

- (b) that the above Change of Land Use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The Owners / Applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building in conformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE OF THE BOUNDARIES

NORTH : The site falling in R.S.No. 66/1 Part of Bhavanipuram VMC.

SOUTH : The site falling in R.S.No. 66/1 Part of Bhavanipuram VMC.

EAST : The site falling in R.S.No. 68/1 and 120'-0" wide existing ZDP Road of Bhavanipuram VMC.

WEST : The site falling in R.S.No. 66/1P of Bhavanipuram VMC.

T.S. APPA RAO,
Principal Secretary to Government.

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